

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JANUARY 19, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Committee members present were Charles Lapp, Kim Flemming, Don Hines, Jeff Larsen, Tim Calaway, Gene Dziza, Frank DeKort and Kathy Robertson. Cal Scott had an excused absence. Johna Morrison, and BJ Grieve represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 35 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**ZONE CHANGE/
GROSS**

A Zone Change request in the Bigfork Zoning District by Guy Warren Gross, from AG-40 (Agricultural) to SAG-5 (Suburban Agricultural). The properties are located at 172 Black Bear Lane, 715, 785, and 895 Mud Lake Road in Bigfork.

STAFF REPORT

BJ Grieve reviewed Staff Report FPP-04-32 for the Board.

MOTION

Calaway made a motion seconded by Larsen to adopt Staff Report FPP-04-32 as findings of fact and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote, the motion passed unanimously.

**PRELIMINARY
PLAT/HARBOR
VILLAGE**

A request by Rocky Mountain Recreational Communities, LLC for Preliminary Plat approval of The Harbor Village at Eagle Bend-Phase 2B, a forty-nine (49) lot single-family residential subdivision on approximately 19.60 acres. All lots in the subdivision are proposed to have public water and sewer systems. The property is located at 630 ± Holt Drive in Bigfork.

STAFF REPORT

Johna Morrison of the Flathead County Planning & Zoning Office reviewed Staff Report FPP-04-40 for the Board.

MOTION

Calaway made a motion seconded by Robertson to adopt Staff Report FPP-04-40 as findings of fact as amended and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote, the motion passed unanimously.

**PRELIMINARY
PLAT
APPROVAL/
PRESSENTINE**

A request by Ray & Cleona Lybeck for Preliminary Plat approval of Pressentine Ranch Subdivision, an eighty-two (82) lot single-family residential subdivision on approximately 164.963 acres. All lots in the subdivision are proposed to have public water and multiple user sewer

RANCH SUBDIVISION systems. The property is located off Helena Flats Road, north of Kalispell.

STAFF REPORT BJ Grieve reviewed Staff Report FPP-04-42 for the Board.

MOTION Calaway made a motion seconded by Larsen to adopt Staff Report FPP-04-42 as findings of fact with the amended conditions and forward a recommendation of approval to the County Commissioners.

ROLL CALL On a roll call vote, the motion passed unanimously.

NEW BUSINESS Board and Staff discussion on the dates for the up coming workshops, and future Planning Board Meetings.

BOARD DISCUSSION None.

OLD BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 10:00 p.m. on a motion by seconded by. The next meeting will be held at 6:00 p.m. on February 9, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 2/9/05